



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY – SEPTEMBER 26 , 2016 — 4:00 P.M.
1520 MARKET ST. #2000
ST. LOUIS, MO. 63103
www.stlouis-mo.gov/cultural-resources**

Approval of the August 22, 2016 Minutes
Approval of the current Agenda

<u>APPEALS OF DENIALS</u>	<u>Jurisdiction:</u>	<u>Project</u>	<u>Page:</u>
A. 3826-28 RUSSELL BLVD.	Shaw Historic District	Retain landscape wall	1
		constructed without permit.	
B. 3217 N. 9 TH STREET.....	Preservation Review District.....	Demolish a 2 story brick	4
		commercial building.	



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

A.

DATE: September 26, 2015
ADDRESS: 3826-28 Russell Boulevard
ITEM: Appeal of Director's denial to replace a retaining wall.
JURISDICTION: Shaw Neighborhood Local Historic District — Ward 8
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



3826-28 RUSSELL BLVD.

OWNER/APPLICANT:

Michael & Mary E. Bender

RECOMMENDATION:

That the Preservation Board uphold the Director's denial, as the retaining wall does not comply with the Shaw Historic District Standards.



THE CURRENT WORK:

The Cultural Resources Office received a complaint that a front retaining wall had been installed at 3826-28 Russell Boulevard. Upon inspection, it was found that a low Versa-Lok retaining wall had been constructed without a permit, and the owners were cited. Subsequently, they applied for a permit to retain the wall. The permit was denied as the retaining wall does not meet the Shaw Neighborhood Historic District standards. The owner has appealed the decision. The issue was deferred from the August agenda.

The new wall is located at the top of the front terrace and encloses flower beds. As it is less than 18 inches in height, it does not require a permit from the Building Division, only from the Cultural Resources Office. A taller Versa-Lok retaining wall sited nearer the building was extant prior to the owners purchasing the property in 2011. The Office has no record of a permit for this wall.

RELEVANT LEGISLATION:

Excerpt from Ordinance #59400, the Shaw Neighborhood Historic District:

Residential Appearance and Use Standards

G. Walls, Fences, and Enclosures:

Yard dividers, walls, enclosures, or fences in front of building line are not permitted. Fences or walls on or behind the building line, when prominently visible from the street, should be of wood, stone, brick, brick-faced concrete, ornamental iron or dark painted chain link. All side fences shall be limited to six feet in height.

Does not comply. The proposed retaining wall would be constructed with concrete units which is not an approved material under the historic district standards. The wall sits in front of the building line which is also not allowed under the standards.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Shaw Neighborhood District standards and the specific criteria for walls on a visible facade led to these preliminary findings.

- 3826-28 Russell Blvd. is located in the Shaw Neighborhood Local Historic District.
- The proposed Versa-Lok retaining wall is a concrete block product which is not an approved material under the historic district standards.
- The proposed wall sits in front of the building line which is not allowed under the historic district standards.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application to retain a retaining wall as it does not comply with the Shaw Neighborhood Local Historic District standards.



RETAINING WALL INSTALLED WITHOUT A PERMIT



SIDE VIEW OF WALL



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

B.

DATE: September 26, 2016
ADDRESSES: 3217 N. 9th Street
ITEM: Demolition of a two-story commercial building.
JURISDICTION: Preservation Review District — Ward 20
STAFF: Jan Cameron, Cultural Resources Office



3217 N. 9th STREET

OWNER:

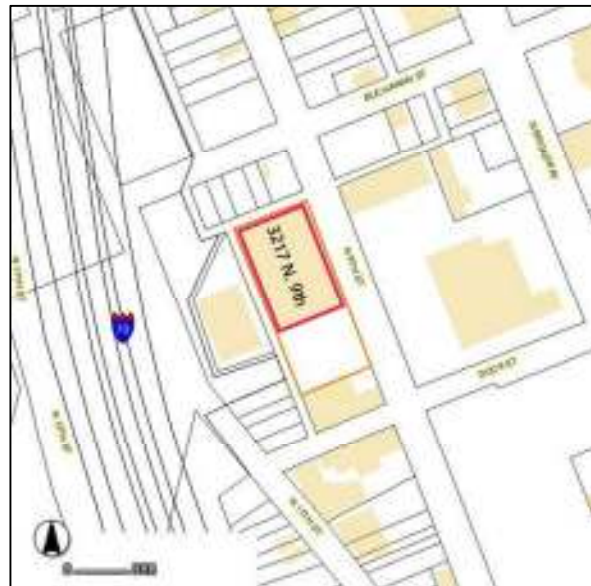
Active Acquisitions LLC – Thomas Dougherty

APPLICANT:

Alpha & Omega Demolition – Daniel Wallace

RECOMMENDATION:

That the Preservation Board uphold the Director's denial of the demolition application for 3217 N. 9th Street unless evidence is submitted to prove its structural condition is such that reuse/rehabilitation is not feasible.



THE PROPOSAL:

3217 N. 9th Street, once the Crescent Planing Mill, is located in the Near North Riverfront neighborhood of Ward 2 and in a Preservation Review District. The building owner made application on June 8, 2016 to demolish this historic two-story brick mill, constructed c. 1880. A boiler explosion has damaged portions of the interior and roof. 3217 N. 9th Street has not been condemned by the Building Division.

The application for demolition was scheduled for review by the Preservation Board but administratively denied by the Cultural Resources Office at the request of the owner, who desired additional time to prepare.

RELEVANT LEGISLATION:

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

Not applicable.

- B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and

contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

3217 N. 9TH street is a Qualifying structure under the definition of Ordinance 64689, meaning that while it is not currently listed in the National Register of Historic Places, it is eligible to be so listed. The building itself dates from c. 1880, and displays a high, rough-faced limestone foundation; dark red brick and multi-light fenestration. The exterior appears nearly unaltered. It is an excellent example of mid-19th century industrial buildings — an endangered property type.

- C. Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.

The building appears in general to be sound under this definition, with the exception of a small area in the northwest (rear) corner that sustained the boiler explosion. This area is not visible from the street.

The owner has yet to submit a structural assessment of the entire building, although he has submitted an insurance adjuster claim for \$250,000, which represents the insured total for the building, less a 10% deductible.

2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

Not applicable.

- D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

The immediate area surrounding 3719 N. 9th Street comprises several occupied residences and commercial buildings. It is, however, somewhat isolated by Interstate 70 and there are a number of vacant properties in the immediate vicinity.

2. Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be

evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

The building is a large industrial structure. Reuse potential, once the building has been repaired, is reasonable. Conversion to residential use is possible, but the current condition of the surrounding properties makes this less viable.

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

The applicant has not submitted any evidence relating to financial hardship. They have submitted confirmation of the insurance settlement for the damage, in the amount of \$250,000. No information has been received regarding projected costs to repair the damage.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.
2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.

3217 N. 9th Street is a large, substantial structure which dominates its surroundings and is visible from Interstate 70. Its demolition will be a significant loss to the area.
3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

This building type, construction date and its nearly unaltered condition make the Crescent Planing Mill a significant historic artifact. Demolition of the building would be a substantial loss to the City's history.
4. The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

Not applicable.

F. Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

Not applicable.

G. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently

conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

Not applicable.

- H. Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

Not applicable.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resource Office's consideration of the criteria for demolition led to these preliminary findings:

- 3217 N. 9th Street, although not nominated to the National Register, is a significant historic resource to the City, and is located in a Preservation Review District; it is therefore a Qualifying building under the definition of Ordinance #64689.
- The building appears to be in sound condition with the exception of the area damaged by the boiler explosion.
- The applicant has submitted no evidence to assess economic hardship that would be incurred by the repair and rehabilitation of the building and has received an insurance settlement of \$250,000 for the damage.
- The location of the building in an area impacted by Interstate 70 makes conversion of the structure for anything but commercial or industrial use questionable.
- The owner is not proposing subsequent any construction on the site.
- Ordinance #64689 states that the demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances; no evidence has been submitted to support such circumstances.

RECOMMENDATION:

The Cultural Resources Office recommends that the Preservation Board uphold the Denial of the demolition application for 3217 N. 9th Street.



DETAILS OF FRONT FACADE





DETAILS OF FRONT FACADE





SOUTH ELEVATION



NORTH ELEVATION (DAMAGE FAR TO REAR)



WEST (REAR) WALL SHOWING AREA OF DAMAGE



AREA OF DAMAGE (PHOTOS SUBMITTED BY OWNER)

